



Crouchmans Close, SE26 | Offers In Excess Of £800,000

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# In General

- A modern two storey freehold townhouse
- Three bedrooms, study/bedroom four
- Spacious 30' open-plan lounge/dining room
- Kitchen
- Bathroom, separate WC
- Access to Dulwich Woods is close-by
- Garage situated en-bloc
- Attractive patio garden
- Popular residential cul-de-sac
- Offered with no onward chain

# In Detail

A modern two storey freehold townhouse for sale situated in this popular residential cul-de-sac set back from Sydenham Hill.

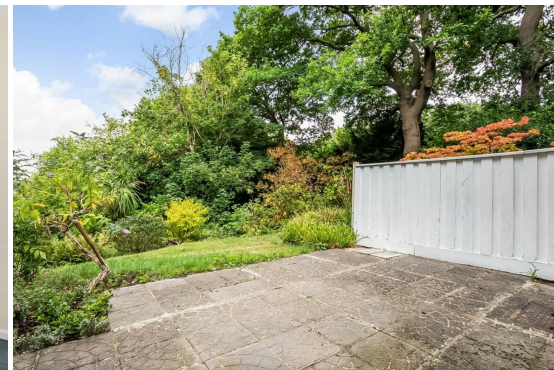
The property has accommodation comprising three bedrooms, study/bedroom four, spacious 30' x 18' open-plan lounge/dining room, kitchen, bathroom and separate WC. Externally to the rear there is a secluded patio garden. Access to Dulwich Woods is also close-by. There is also a further enclosed patio area to the front of the house and a garage situated en-bloc. (The garage is held on a separate leasehold title).

The property occupies an elevated position and offers views towards central London, Crouchmans Close is well located for access to Dulwich Village, East Dulwich and Crystal Palace which offer a wide variety of shopping and leisure facilities, numerous excellent schools and popular parks. Rail links to central London are from nearby Sydenham Hill (London Victoria/London Blackfriars), Crystal Palace (London Bridge/London Victoria) and Sydenham (London Bridge/Thameslink).

The property offers an incoming buyer an excellent opportunity to create their ideal family home.

Offered with no onward chain.

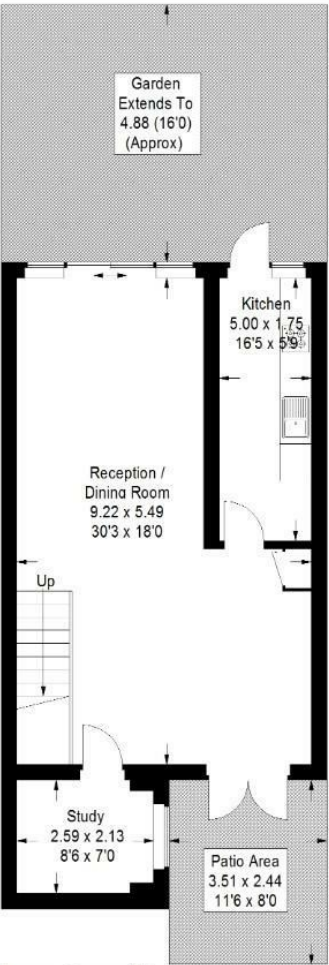
EPC: D | Council Tax Band: E



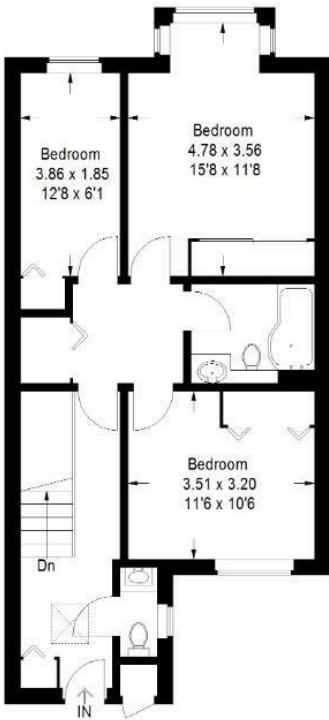
# Floorplan

## Crouchmans Close, SE26

Approximate Gross Internal Area  
118.5 sq m / 1276 sq ft

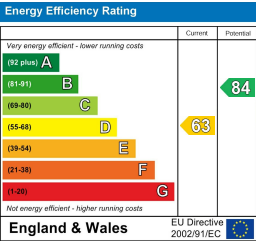


Lower Ground Floor



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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